

GROUND LEASE

## RETAIL PAD FOR LEASE

PR-167, Km 18.1 Pajaros Ward, Bayamon PR



FOR LEASE



PRESENTED BY:

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## PROPERTY SUMMARY

PR-167, Km 18.1 Pajaros Ward, Bayamon PR



### Property Summary

Lot Size:	1,244 SM Aprox
Permitted Uses:	Commercial
Frontage:	PR-167
Utilities:	On-Site
Site Dimensions (aprox)	140' x 190'
Shape:	Irregular
Topography:	Level
Flood Zone:	X
Coordinates	18.370942 / -66.184414

### Property Overview

This 2,144 square meter (SM) pad, strategically positioned along PR-167, presents an exceptional ground lease opportunity ideal for commercial and retail development. The site benefits from direct frontage on one of Bayamón's most traveled thoroughfares, providing outstanding visibility and accessibility. The property is ready for development, making it an ideal candidate for national tenants, quick-service restaurants (QSRs), and retail outlets. With ample space and favorable zoning, potential lessees have the flexibility to customize their build-out to optimize functionality and operational efficiency.

### Location Overview

Strategically situated along PR-167, this property enjoys prime positioning in one of Bayamón's busiest retail corridors. Known for its commercial activity, PR-167 offers excellent exposure due to heavy daily traffic volumes and proximity to major residential communities and retail hubs. The immediate vicinity includes established national retailers, restaurants, banks, and medical facilities, creating a synergistic business environment. Its convenient access to major transportation arteries such as PR-2 and PR-5 further solidifying its appeal as a prime commercial location.

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## PROPERTY PHOTOS

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## AERIAL MAP

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Diego Sampson, CCIM

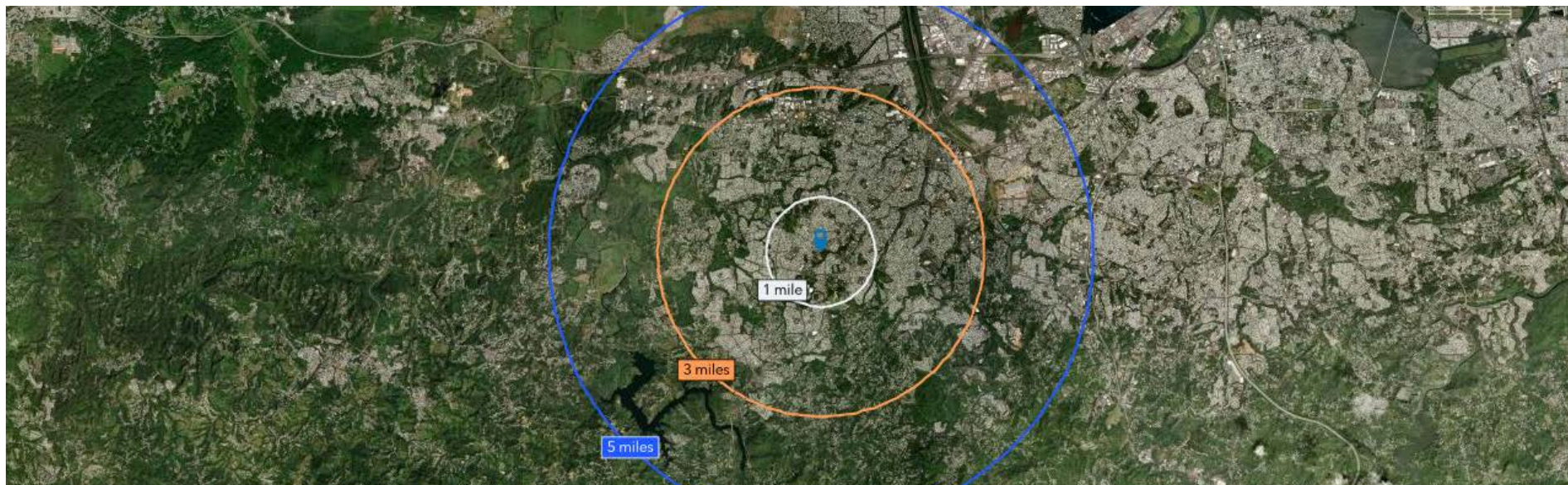
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## DEMOGRAPHIC SUMMARY

PR-167, Km 18.1 Pajaros Ward, Bayamon PR



Population	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Total Population</b>	13,720	66,430	154,428
<b>Male Population</b>	6,652	31,424	73,670
<b>Female Population</b>	7,068	35,006	80,758

Age	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Ages 0-14</b>	2,122	9,796	22,882
<b>Ages 15-24</b>	1,712	8,114	18,635
<b>Ages 25-54</b>	5,602	27,282	64,774
<b>Ages 55-64</b>	1,711	8,216	19,104
<b>Ages 65+</b>	2,573	13,022	29,034

Race	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>White</b>	4,487	20,742	51,073
<b>Black</b>	803	4,150	9,314
<b>Asian</b>	0	34	96
<b>Some Other Race</b>	3,542	19,062	44,732
<b>Two or More Races</b>	4,888	22,442	49,213

Income Level	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Median Household</b>	\$25,114	\$25,481	\$26,889
<b>&lt; \$15,000</b>	34.20%	32.20%	30.70%
<b>\$15,000 - \$24,999</b>	18.10%	17.50%	17.10%
<b>\$25,000 - \$34,999</b>	9.30%	9.10%	9.30%
<b>\$35,000 - \$49,999</b>	6.20%	6.50%	7.00%
<b>\$50,000 - \$74,999</b>	10.50%	10.90%	11.70%
<b>\$75,000 - \$99,999</b>	8.30%	8.50%	9.20%
<b>\$100,000 - \$149,999</b>	7.10%	8.10%	8.00%
<b>\$150,000 - \$199,999</b>	3.10%	3.40%	3.00%
<b>&gt; \$200,000</b>	3.20%	3.80%	3.90%

Housing	1-Mile Radius	3-Mile Radius	5-Mile Radius
<b>Total Housing Units</b>	6,143	28,155	66,226
<b>Occupied Units</b>	4,858	22,557	52,806
<b>Vacant Units</b>	1,285	5,598	13,420
<b>Owner-Occupied</b>	3,210	14,634	34,596
<b>Renter-Occupied</b>	1,648	7,923	18,210

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## ABOUT BAYAMON

PR-167, Km 18.1 Pajaros Ward, Bayamon PR



### Why Bayamon is a prime location

Bayamón stands out as one of Puerto Rico's most dynamic commercial markets, offering a strategic location just minutes from San Juan with seamless access via major highways like PR-2, PR-5, and PR-22. As the island's second most populous municipality, Bayamón combines a dense residential base with strong daytime traffic driven by retail, medical, educational, and industrial activity. National retailers, service providers, and institutional users continue to expand in the area, attracted by its central location, high visibility corridors, and consistent consumer demand. With favorable zoning, infrastructure, and investment momentum, Bayamón offers a compelling environment for new development and long-term growth.

### About PR-167

PR-167 is a vital arterial corridor in Bayamón, connecting key residential communities with commercial centers and serving as a gateway between the urban metro area and inland municipalities like Naranjito and Comerío. The site is located along one of the most active segments of PR-167, near KM 18.7, in the Pájaros area — a high-visibility zone surrounded by established neighborhoods, retail activity, and daily commuter traffic. This section of PR-167 is known for its accessibility, consistent vehicle flow, and its growing appeal to quick-service restaurants, medical users, and service-oriented retailers seeking strategic exposure along a proven commercial route.



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## ABOUT BAYAMON

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### Strategic Location & Accessibility

- Proximity to San Juan: Bayamón is part of the San Juan metro area, just 20–30 minutes from the capital, with direct access via PR-2, PR-5, and PR-22.
- High connectivity: Intersected by major highways like PR-167, PR-199, and PR-22, offering strong access for logistics, retail customers, and commuters.
- Transit infrastructure: Served by the Tren Urbano and multiple bus lines, increasing foot traffic and workforce mobility.

### Retail & Consumer Power

- Large, stable population: Over 180,000 residents in Bayamón, with a high density in neighborhoods surrounding major roads like PR-167.
- Proven retail demand: Presence of major national tenants (Walmart, Home Depot, Walgreens, Marshalls) validates market strength.
- Regional draw: Acts as a retail and service hub for surrounding towns like Toa Baja, Naranjito, and Comerío.

### Business & Economic Activity

- Diverse economic base: Bayamón supports healthcare, education, light industry, professional services, and government employment.
- Anchor institutions: Major universities (Interamerican University, American University) and medical centers attract young professionals and consistent traffic.
- Strong daytime population: Offices, campuses, and industrial parks contribute to sustained weekday activity.





## ABOUT BAYAMON

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### Residential Growth & Urban Density

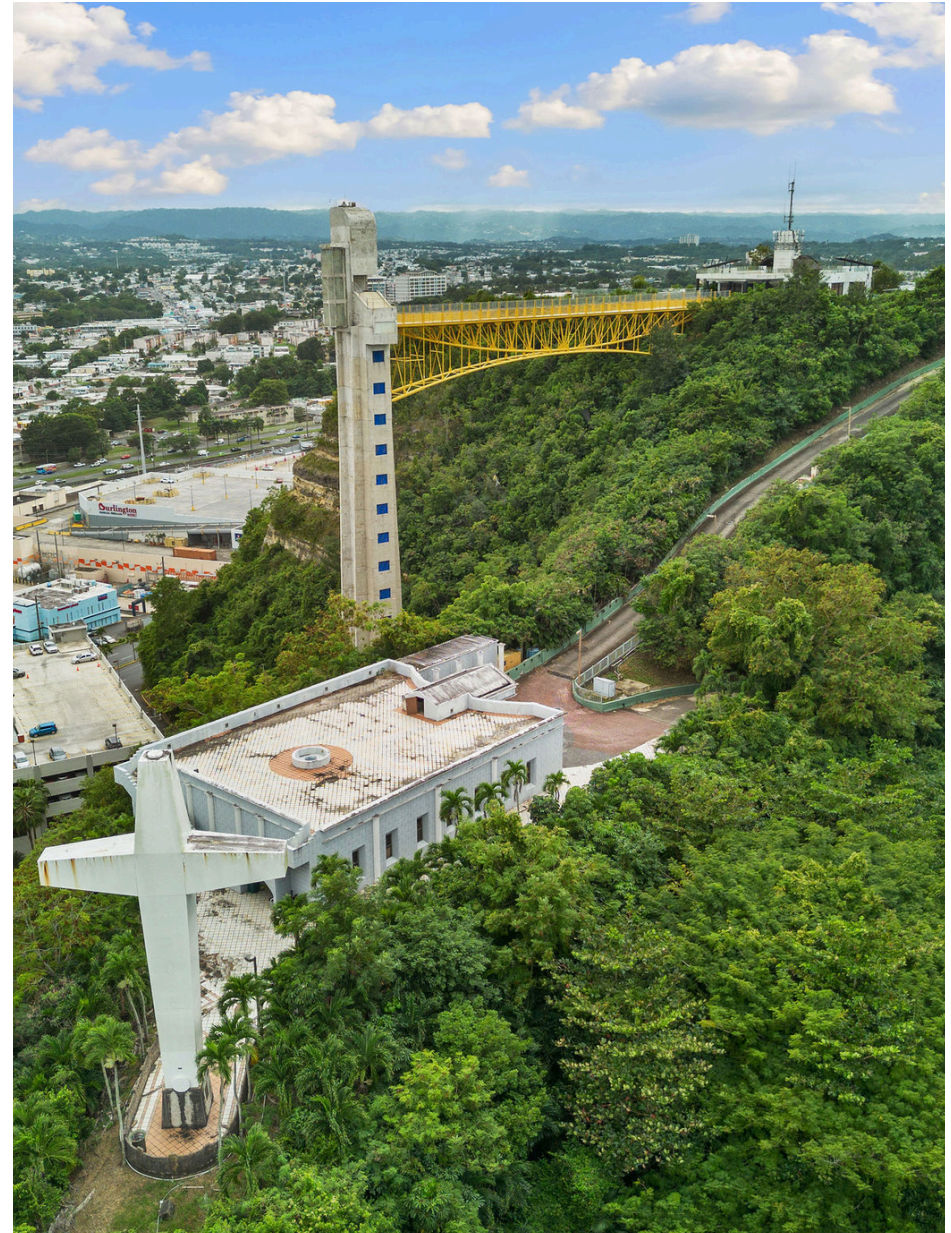
- Mixed housing stock: High concentration of mid-income residential neighborhoods with consistent occupancy.
- Urban revitalization: Ongoing infill and redevelopment activity support higher land values and investor interest.

### Investment Upside

- Opportunity zones: Several tracts in Bayamón qualify for tax incentives through federal Opportunity Zones.
- Zoning flexibility: Many parcels have favorable commercial zoning for QSRs, retail, medical, and multifamily.
- Higher yield potential: Compared to San Juan core markets, Bayamón offers better cap rates and value-add opportunities.

### Prime Corridor Visibility & Traffic Flow

- PR-167 Frontage: Located directly on one of Bayamón's most traveled commercial roads, the site benefits from high daily traffic volumes and excellent exposure.
- Commuter and Local Demand: PR-167 serves as a critical link between Bayamón and the interior municipalities, capturing both local residential and regional pass-through traffic.
- Established Commercial Zone: Surrounded by schools, residences, and national retailers, this sector of Pájaros Ward has become a go-to location for service businesses, QSRs, and neighborhood retail.







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With over a decade of experience in the commercial real estate industry, Diego Sampson has built a reputation for delivering value-driven results to a wide spectrum of clients, from start-ups to national corporations. Starting his career as a valuation analyst in Puerto Rico, Diego developed a solid foundation in property fundamentals, expense analysis, and market research, skills that continue to inform his work today.

As a licensed broker in both Puerto Rico and Florida, Diego specializes in helping businesses and investors seamlessly navigate these two key markets. He provides tailored solutions that align with client objectives, whether they are looking to acquire, sell, or lease properties. His portfolio includes a diverse range of transactions across retail, industrial, office, and mixed-use properties. He has successfully represented clients in high-profile deals in both Puerto Rico and Florida, consistently surpassing expectations.

Diego holds an electrical engineering degree from the Polytechnic University of Puerto Rico, which he leverages to bring a unique analytical approach to real estate, combining technical insight with market expertise. A Certified Commercial Investment Member (CCIM) and a Board Member of the Florida Central District CCIM Chapter, Diego is committed to advancing the real estate profession and creating long-term value for his clients.

In his personal time, Diego enjoys spending quality time with his family, traveling, playing golf, and perfecting his barbecue skills. He is passionate about connecting people with opportunities, always working with integrity and dedication to his clients' success.



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